

MINUTES
PLANNING COMMISSION
OCTOBER 23, 2012 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Steinfeld, Sherrard
Alternate members present: Fitzgerald, Zed, Kane
Staff present: Davis, Doolittle

Chairman Sherrard called the meeting to order at 7:02 p.m.

II. APPROVAL OF THE MINUTES OF meeting of October 9, 2012.

MOTION: To approve the minutes of October 9, 2012 as 4-0-1 with Munn abstaining.

Motion made by Roper, seconded by Steinfeld. Motion passed unanimously.

III. PUBLIC COMMUNICATIONS - none

IV. SUBDIVISIONS - none

V. SITE PLANS

1. Falk Building, 258 Route 12

Staff noted that the applicant has withdrawn the application.

VI. OLD BUSINESS

1. Subdivision Regulation Amendments - none
2. Plan of Conservation and Development Update

The Steering Committee met on October 18th. The website will be up and running soon, with a link on the Town website. Certain materials will be available on the website. The next meeting is December 6th.

Commissioner Kane agreed to volunteer as an alternate to the Steering Committee. Commissioner Munn has a scheduling conflict that will prohibit him from attending meetings.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Roper noted that Mystic Community Task Group met recently and discussed the Mystic River bridge closure as well as Phase II Mystic Streetscape Project. The holiday light parade will be the Saturday after Thanksgiving.

Commissioner Munn thanked Commissioner Roper for his interview with Senator Richard Blumenthal and Representative Chris Murphy.

2. Zoning Commission referral for November 7, 2012 Public Hearing – Special Permit #330 (3 Neptune Drive, Mumford Cove Association, Applicant)

Staff briefly explained the application. The Commission had no comment.

3. Town Council referral under CGS 8-24 regarding lease of a portion of Town property (Gravel Street Pump Station site) to Historic Mystic, LLC

Staff briefed the Commission on past practice regarding CGS 8-24 referrals.

The Commission discussed the proposed propane tank on Town property. Some Commissioners voiced concerns over placing a private energy source on public property, the permanence of the tank, placing the tank in a FEMA flood zone, Town liability and safety issues.

Commission Munn questioned the applicant, Rod Desmarais, on alternative energy sources.

Commissioner Zod questioned the applicant on the location of the air conditioner units, heat pumps and heating costs.

Commissioner Steinfeld questioned the applicant on insulation other energy efficiency strategies.

MOTION: The Planning Commission provides an affirmative report based on the assumption that the size and location of the propane tank is as approved on the site plan approved by the Planning Commission.

Motion made by Pritchard, seconded by Munn. Motion did not pass, 1-4-0.

MOTION: The Planning Commission has a negative recommendation for resolution #2012-0290 referring to the Gravel Street Pump Station proposed lease.

There are two areas of concern, involving section 33 identifying the propane tank system.

1. The precedent set in the location of a propane tank system for private use on Town property.
2. The ultimate legal liability to the Town if this propane system catastrophically fails at any time in the future.

The Planning Commission strongly supports the Central Hall project but feels that there are other acceptable heating sources to use in lieu of the propane tank system.

Motion made by Sherrard, seconded by Munn. Motion 4-1-0, with Pritchard opposing.

Commissioner Roper also wished to note that he also “opposed the parking on public land because as I previously stated, it’s been used as unofficial public parking and we are now being told its totally private parking”.

4. 2013 Planning Commission Meeting Schedule

Commissioner Steinfeld requested that the Planning Commission consider moving the day of the week that they meet to allow Town Councilors to attend meetings and vice versa.

MOTION: To approve the 2013 Planning Commission Meeting Schedule as presented.

Motion made by Sherrard, seconded by Pritchard. Motion passed unanimously.

5. New Applications - none

VIII. REPORT OF CHAIRMAN

The Chairman thanked Staff for the report on Gabriele’s Karate.

IX. REPORT OF STAFF - none

X. ADJOURNMENT

Motion to adjourn at 8:23 p.m. made by Roper, seconded by Munn, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II